

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ithaca

State: NY

PJ's Total HOME Allocation Received: \$2,764,927

PJ's Size Grouping*: C

PJ Since (FY): 2004

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 28			
% of Funds Committed	100.00 %	90.91 %	1	90.66 %	100	100	
% of Funds Disbursed	59.02 %	75.03 %	28	81.06 %	5	3	
Leveraging Ratio for Rental Activities	1.29	2.15	19	4.62	26	20	
% of Completed Rental Disbursements to All Rental Commitments***	68.89 %	72.62 %	27	81.27 %	14	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	30.54 %	69.28 %	27	68.23 %	7	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.00 %	80.26 %	6	79.86 %	64	71	
% of 0-30% AMI Renters to All Renters***	80.00 %	49.29 %	1	44.82 %	90	94	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.91 %	1	94.65 %	100	100	
Overall Ranking:			In State:	24 / 28	Nationally:	29 26	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$55,350	\$50,915		\$25,419	10 Units	3.30 %	
Homebuyer Unit	\$23,834	\$15,005		\$14,530	15 Units	4.90 %	
Homeowner-Rehab Unit	\$0	\$11,843		\$20,251	0 Units	0.00 %	
TBRA Unit	\$628	\$4,623		\$3,156	282 Units	91.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ithaca NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$113,425	\$87,339	\$0
State:*	\$102,090	\$92,600	\$16,119
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	30.0	80.0	0.0	61.7
Black/African American:	20.0	13.3	0.0	28.7
Asian:	20.0	6.7	0.0	1.4
American Indian/Alaska Native:	0.0	0.0	0.0	0.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.4
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	10.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	20.0	0.0	0.0	7.1
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HOUSEHOLD SIZE:

1 Person:	70.0	6.7	0.0	35.5
2 Persons:	0.0	53.3	0.0	29.4
3 Persons:	0.0	20.0	0.0	17.4
4 Persons:	0.0	6.7	0.0	9.9
5 Persons:	20.0	13.3	0.0	5.3
6 Persons:	0.0	0.0	0.0	1.8
7 Persons:	10.0	0.0	0.0	0.7
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	0.0	0.0	35.1
Elderly:	30.0	6.7	0.0	2.8
Related/Single Parent:	10.0	40.0	0.0	42.2
Related/Two Parent:	10.0	26.7	0.0	14.2
Other:	0.0	26.7	0.0	5.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	70.0	0.0 [#]
HOME TBRA:	0.0	
Other:	10.0	
No Assistance:	20.0	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ithaca

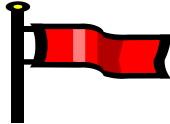
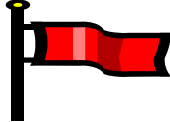
State: NY

Group Rank: 29
(Percentile)

State Rank: 24 / 28 PJs

Overall Rank: 26
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	68.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	30.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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